



TOWN OF ESSEX PLANNING and ZONING COMMISSION

29 WEST AVENUE – ESSEX, CT 06426
Essex Town Hall

REGULAR MEETING - AGENDA

Tuesday, October 5, 2021 7PM

Meeting will be hybrid: held both in person and via zoom.

In person meeting will be held in Meeting Room A, Third Floor at Essex Town Hall.

Zoom Meeting Room Link:

<https://us02web.zoom.us/j/89624251004?pwd=aHRUbnlVRGFsRjdZTFlyNIIxUnpJdz09>

Meeting ID: 896 2425 1004

Meeting Password: 233580

Dial one of these numbers by your location:

+1-646-558-8656 US (New York)

1. **Call to Order and Seating of Members**
2. **Approval of the Minutes**
 - September 7, 2021 Regular Meeting
3. **Public Hearing**
 - **PZC Application 21-6 Text Amendment to Section 60A.3(E) of the Zoning Regulations** to allow the keeping of horses in a Village Residence (VR) District with minimum 3 (three) acre land size and maximum number of horses restrictions. Agent: Thomas Metcalf, P.E. L.S.; Applicant: Mary Cunliffe Lewis and Ian Carr Lewis (*Received July 6, Continued on August 3, and September 7, 2021*)
 - **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** to serve as a floating zone that would be permitted through a two-step Map Amendment and Special Exception application process which would allow specific uses and bulk standards as stated in the proposed section. Applicant: Planning and Zoning Commission
4. **Old Business/Action Items**
 - **PZC Application 21-6 Text Amendment to Section 60A.3(E) of the Zoning Regulations** Agent: Thomas Metcalf, P.E. L.S.; Applicant: Mary Cunliffe Lewis and Ian Carr Lewis (*Received July 6, 2021, Continued on August 3, 2021*)
 - **PZC Application 21- 7 Text Amendment to add Section 105 Route 9 Gateway Special Development District** to serve as a floating zone that would be permitted through a two-step Map Amendment and Special Exception application

process which would allow specific uses and bulk standards as stated in the proposed section. Applicant: Planning and Zoning Commission

- **Modification to Subdivision Plan- Planning Commission Application No 2-07- Landmark Interests, LLC, 3 lot subdivision. Property now owned by Essex Glen, LLC.** Modification pertains to the “as-built” drainage in the right-of-way for Essex Glen Road. Removal of condition requiring a sidewalk in lieu of turnaround at the cul-de-sac at Essex Glen Drive. The modification is to be provided to Robert Doane, designated Agent for the Planning Commission (now the P&Z) for his recommendation to the Commission. (*Continued on March 2, April 6, May 4, June 1, July 6, August 3, and September 7, 2021*)

5. Receipt of New Application

- **PZC Application 21-10 Text Amendment to Section 40A.1 of the Zoning Regulations** to implement a moratorium for a period of 6 months where no application will be accepted, considered or approved and no zoning permits will be issued pertaining to marijuana dispensaries and/or producers. Applicant: Planning and Zoning Commission

6. Appointments/Reports from Committees and Officers

- Lower CT River Valley Council of Governments
 - o Regional Housing Plan
- Economic Development Commission
- Plan of Conservation and Development

7. Staff Reports

- Town Planning Consultant
 - o Discussion Re: Accessory Dwelling Units
- Land Use Official
 - o Outdoor Entertainment in the Business District

8. Correspondence

9. Adjournment

- Next scheduled regular meeting is **Tuesday, November 9, 2021**

Jane Siris, Vice Chairman/Clerk

Please note this is a summary of the applications being heard at this meeting. The full applications are available at the Town Hall or at the Town’s website <https://www.essexct.gov/planning-and-zoning-commission>